

## SHERIFF'S SALE

FEDERAL HOME LOAN MORTGAGE  
CORPORATION, AS TRUSTEE FOR THE BENEFIT  
OF THE FREDDIE MAC SEASONED CREDIT  
RISK TRANSFER TRUST, SERIES 2019-3

22ND JUDICIAL DISTRICT COURT

VERSUS NO. 119559

PARISH OF WASHINGTON

HENRY PAUL SARMIENTO AND SUSAN  
HOLSTON SARMIENTO

STATE OF LOUISIANA

Notice is hereby given that by virtue of Writ of FIERI FACIAS out of the above named Court in the matter of Docket No. 119559.

FEDERAL HOME LOAN MORTGAGE  
CORPORATION, AS TRUSTEE FOR THE BENEFIT  
OF THE FREDDIE MAC SEASONED CREDIT RISK  
TRANSFER TRUST, SERIES 2019-3

Versus No. 119559

HENRY PAUL SARMIENTO AND SUSAN  
HOLSTON SARMIENTO

directed for execution, I have seized and will offer for sale and sell to the highest bidder at the principal front door of the Sheriff's Office in Franklinton, Washington Parish, Louisiana, on Wednesday, September 17, 2025, at 10:00 AM, the described property, to-wit:

A certain parcel of ground situated Section 39, Township 2 South, Range 11 East, Washington Parish, Louisiana, and more fully described as follows:

From the corner common to Section 31, 32 & 39, T-2-S, R-11-E, run North 88 degrees 52 minutes 35 seconds East a distance of 504.81 feet; thence South 00 degrees 37 minutes East a distance of 393.51 feet; thence South 88 degrees 47 minutes 47 45 seconds West a distance of 706.13 feet; thence South 19 degrees 16 minutes 12 seconds East a distance of 129.11 feet to the point of beginning;

From the point of beginning, run South 04 degrees 46 minutes 10 seconds West a distance of 168.19 feet; thence South 45 degrees 29 minutes 37seconds West a distance of 77.63 feet; thence North 47 degrees 55 minutes 30 seconds West a distance of 120.34 feet; thence South 40 degrees 05,minutes 40 seconds West a distance of 33.03 feet; thence North 64 degrees60 minutes 14 seconds West a distance of 132.76 feet; thence North 00 degrees 12 minutes 24 seconds 109.35 feet; thence North 83 degrees 29minutes 35 seconds East a distance of 62.40 feet; thence South 88 degrees30 minutes 35 seconds East a distance of 238.59 feet to the point of beginning;

Said parcel contains 1.125 acres, all as per survey by James J. Jones & Assoc., Inc., numbered 05-032-6 and dated 10/05/2005.

Together with a non-exclusive servitude of way and passage for ingress, egress and utilities, to be a covenant running with the land, described as follows, to wit:

From the corner common to Section 31, 32 & 39, T-2-S, R-11-E, run North 88 degrees 52 minutes 35 seconds East a distance of 504.81 feet; thence South 00 degrees 37 minutes East a distance of 393.51 feet; thence South 88 degrees 47 minutes 45 seconds West a distance of 751.13 feet; thence South 88 degrees 54 minutes 30 seconds West a distance of 749.37feet; thence South 03 degrees 46 minutes 07 seconds West a distance of 115.95 feet to the point of beginning. From the point of beginning, run North 88 degrees 54 minutes 30 seconds East a distance of 278.74 feet; thence South 01 degrees 05 minutes 30 seconds East a distance of 27.33 feet; thence North 83 degrees 29 minutes 35 seconds East a distance of 266.46 feet; thence South 00 degrees 12 minutes 24 seconds East a distance of 109.35 feet; thence South 64 degrees 50 minutes 14 seconds East a distance a distance of 132.76 feet; thence South 40 degrees 05 minutes 40 seconds West a distance of 16.56 feet; thence North 64 degrees 50 minutes 14 seconds West a distance of 138.61 feet; thence North 00 degrees 12 minutes 24 seconds West a distance of 101.60 feet; thence South 89 degrees 29 minutes 35 seconds West a distance of 250.11 feet; thence South 85 degrees 21 minutes 04 seconds West a distance of 158.54 feet; thence North 84 degrees 42 minutes 14 seconds West a distance of 125.80 feet; thence North 05 degrees 28 minutes 19 seconds East a distance of 39.50 feet to the POINT OF BEGINNING;

Said parcel being more fully shown on survey by James J. Jones & Assoc., Inc., numbered 05-032-5 and dated October 5, 2005, attached to COB582, page 165; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Address is believed to be: 21370 JOHN D. WOOD ROAD, FRANKLINTON, LA 70438

Writ Amount: \$75,216.20

**TERMS OF SALE:**

WITH APPRAISAL, 10% due at adjudication and balance within 30 days.

Advertise: The Era Leader

Jason Smith, Sheriff

08/13/2025

09/10/2025

Attorney:

**ZACHARY YOUNG  
1505 NORTH 19TH STREET  
MONROE, LA 71201**